

# (DB0) DEPT. OF HOUSING AND COMM. DEVELOPMENT

## **MISSION**

The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing, promotes economic development, and revitalizes underserved communities in the District of Columbia.

## **BACKGROUND**

The DHCD Property Acquisition and Disposition Division (PADD) uses capital funding to transform vacant and abandoned residential properties in targeted neighborhoods into economic development and affordable housing opportunities. In FY 2009, the division created or rehabbed 32 affordable housing units through the remediation of vacant properties. PADD acquired 11 properties at an average cost of \$190,000 per acquisition and executed 49 disposition agreements. DHCD's Housing Resource Center will initiate the design and implementation of a new database system to improve customer service with capital funds in FY 2010.

DHCD also enables the funding of street and public infrastructure improvements associated with its production of affordable housing and community developments. These infrastructure improvements are vital investments in the creation of over 500 new affordable units throughout the District. DHCD's capital budget provides gap financing to the DC Housing Authority (DCHA) to complete large-scale HOPE VI redevelopment projects. These projects will create more than 600 affordable units to replace the District's most severely distressed public housing.

## **CAPITAL PROGRAM OBJECTIVES**

1. Preserve and increase the supply of quality affordable housing.
2. Revitalize neighborhoods, promote community development, and provide economic opportunities.

## **RECENT ACCOMPLISHMENTS**

- PADD acquired 11 properties in FY 2009, including four in the targeted neighborhoods of Ivy City/Trinidad, Historic Anacostia, and Washington Highlands, and executed 49 disposition agreements District-wide.
- PADD created or rehabbed 43 total housing units through the remediation of vacant properties in FY 2009, including 32 affordable units.
- PADD collected \$3.8 million from the sale of 24 properties through its first-ever auction. PADD also collected \$59,375 in default proceeds from seven of the auctioned properties.
- Demolished blighted and vacant apartment buildings in the Bellevue neighborhood to allow for the development of a 119-unit town home project and completed the design for infrastructure improvements, including lighting and signage, along South Capitol Street from MLK to Galveston Street, SW.
- Initiated the demolition of two mid-rise apartment buildings in FY 2009 as part of the Capital Gateway HOPE VI project, which will offer a greater number of affordable housing units once redeveloped.
- Continued site infrastructure construction associated with development of 99 affordable rental and homeownership units in the Arthur Capper/Carrollburg HOPE VI project.

**Elements on this page of the Agency Summary include:**

- **Funding Tables:** Past budget allotments shows the allotment balance, calculated as allotments received to date less all obligations (the sum of expenditures, encumbrances, intra-District advances and pre-encumbrances). Agencies are allowed to encumber and pre-encumber funds up to the limit of a capital project's budget authority, which might be higher than allotments received to date. For this reason, a negative balance on a project sheet does not necessarily indicate overspending or an anti-deficiency violation. A negative balance is permitted in this calculation of remaining allotment authority.
- **Additional Appropriations Data (\$000):** Provides a summary of the budget authority over the life of the project. The table can be read as follows:
  - **Original 6-Year Budget Authority:** Represents the sum of the 6-year authority for all agency-owned projects, as shown in the first year they were authorized. The complete set of these projects may or may not be represented in this FY 2011 - FY 2016 CIP.
  - **Budget Authority Thru FY 2015 :** Represents the lifetime budget authority, including the 6 year budget authority for FY 2010 through 2015 .
  - **FY 2010 Budget Authority Revisions:** Represents the changes to the budget authority as a result of reprogramming, redirections and rescissions (also reflected in Appendix F) for the current fiscal year.
  - **6-Year Budget Authority Thru 2015 :** This is the total 6-year authority for FY 2010 through FY 2015 including changes from the current fiscal year.
  - **Budget Authority Request for 2011 Through 2016:** Represents the 6 year budget authority for 2011 Through 2016.
  - **Increase (Decrease) to 6-Year Authority:** This is the change in 6 year budget authority requested for FY represents the change in 6 year budget authority requested for FY 2011 - FY 2016. (also reflected in Appendix A).
- **Facility Location Map:** For those agencies with facilities projects, a map reflecting projects and their geographic location within the District of Columbia.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
(01) Design	2,045	1,526	385	0	133	500	0	0	0	0	0	500
(02) SITE	12,747	11,168	3,256	2,891	-4,569	3,500	1,000	1,000	2,125	2,500	5,000	15,125
(03) Project Management	1,862	1,312	0	0	550	0	0	0	100	0	0	100
(04) Construction	53,236	42,051	3,054	1	8,130	0	0	0	175	0	0	175
<b>TOTALS</b>	<b>69,890</b>	<b>56,058</b>	<b>6,695</b>	<b>2,892</b>	<b>4,244</b>	<b>4,000</b>	<b>1,000</b>	<b>1,000</b>	<b>2,400</b>	<b>2,500</b>	<b>5,000</b>	<b>15,900</b>

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
GO Bonds - New (0300)	66,890	53,558	6,310	2,892	4,129	4,000	1,000	1,000	2,400	2,500	5,000	15,900
Pay Go (0301)	2,500	2,500	0	0	0	0	0	0	0	0	0	0
Equipment Lease (0302)	500	0	385	0	115	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>69,890</b>	<b>56,058</b>	<b>6,695</b>	<b>2,892</b>	<b>4,244</b>	<b>4,000</b>	<b>1,000</b>	<b>1,000</b>	<b>2,400</b>	<b>2,500</b>	<b>5,000</b>	<b>15,900</b>

Additional Appropriation Data	
First Appropriation FY	1998
Original 6-Year Budget Authority (\$000)	73,825
Budget Authority Thru FY 2010 (\$000)	99,290
FY 2010 Budget Authority Changes	
ABC Transfers to SA311C	-25
Reprogramming	0
Current FY 2010 Budget Authority (\$000)	99,265
Budget Authority Request for FY 2011 (\$000)	85,790
Increase (Decrease) to Total Authority (\$000)	-13,475

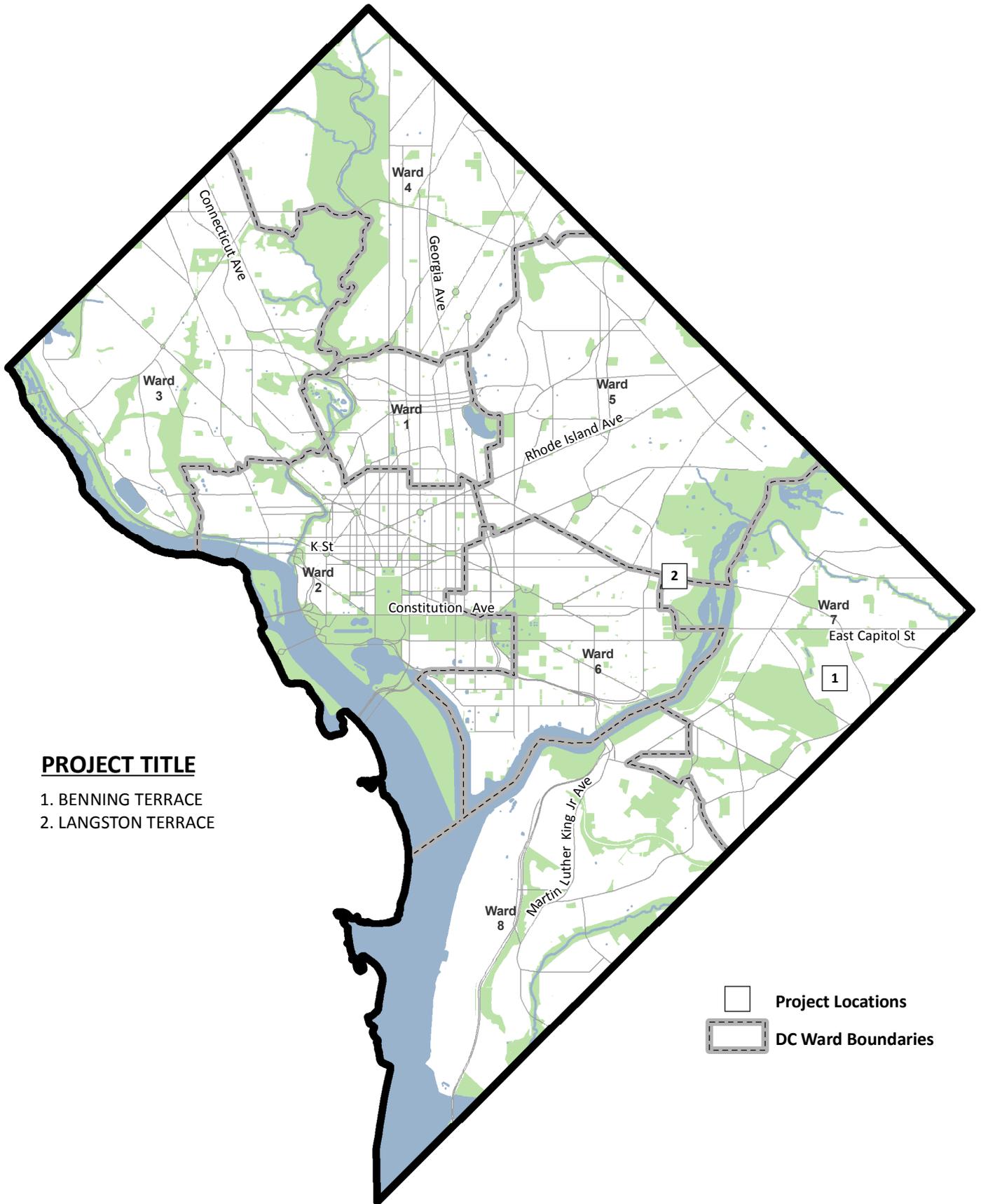
Estimated Operating Impact							
Expenditure (+) or Cost Reduction (-)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Year Total
No estimated operating impact							



# Department of Housing and Community Development



FY 2011 - FY 2016 Capital Project Locations



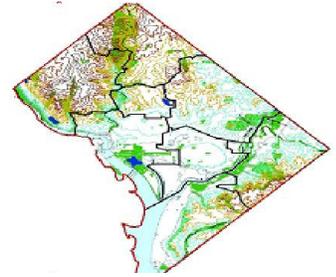
## PROJECT TITLE

- 1. BENNING TERRACE
- 2. LANGSTON TERRACE

-  Project Locations
-  DC Ward Boundaries

# DB0-04002-PROPERTY ACQUISITION & DISPOSITION

**Agency:** DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)  
**Implementing Agency:** DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)  
**Project No:** 04002  
**Ward:**  
**Location:** VARIOUS LOCATIONS  
**Facility Name or Identifier:**  
**Status:** Ongoing Subprojects  
**Useful Life of the Project:** 30  
**Estimated Full Funding Cost:** \$0



## Description:

The goals of the PADD are to encourage property owners to rehabilitate and occupy their properties, to acquire, dispose of, and rehabilitate properties when owners fail to maintain them, and to facilitate the development of affordable housing. The subproject consists of acquisition, assemblage, site preparations, and demolition and stabilization of property to promote housing, affordable housing, and economic development opportunities. Projects for acquisition are identified in areas where the District can make an investment to enhance and complement development projects being undertaken by the private or non-profit sectors, as well as neighborhoods with substantial concentrations of vacant and abandoned property. Acquisition methods include friendly sales, tax foreclosures, and eminent domain. Included are technical studies, appraisals, environmental assessments, title reviews, and other acquisition expenses, in addition to the actual cost of acquisition of real property. Also included are costs of demolition, site improvements and other site preparation costs associated with acquisitions of real property. Finally, once the property is owned by the District, this project pays for costs related to the rehabilitation and the stabilization of the real property, including but not limited to engineering and/or architectural reports and drawings, as well as the development of solicitation for offers. Disposition methods include solicitations for offers, auctions of scattered sites, a combination solicitation and lottery for developers and homebuyers, as well as negotiated sales.

## Justification:

The Home Again Program was established in 2002 as a tool to assist in the eradication of blight, crime, and instability caused by vacant properties throughout the District's neighborhoods. The Property Acquisition and Disposition Division (PADD) consolidates the Homestead Housing Preservation Program and Home Again Program into one division that strengthens neighborhoods by transforming vacant and abandoned residential properties into homeownership opportunities for residents at all income levels.

## Progress Assessment:

The project is progressing as planned.

Milestone Data	Projected	Actual
Environmental Approvals		
Design Start (FY)		
Design Complete (FY)		
Construction Start (FY)		
Construction Complete (FY)		
Closeout (FY)		

## Related Projects:

District projects such as the Great Streets Initiative, New Communities, and the numerous projects funded by the Development and Finance Division at DHCD all create opportunities which Home Again can complement and leverage.

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
(02) SITE	7,915	7,483	2,860	2,891	-5,319	3,500	1,000	1,000	2,125	2,500	5,000	15,125
(04) Construction	7,402	3,473	25	1	3,903	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>15,317</b>	<b>10,956</b>	<b>2,885</b>	<b>2,892</b>	<b>-1,416</b>	<b>3,500</b>	<b>1,000</b>	<b>1,000</b>	<b>2,125</b>	<b>2,500</b>	<b>5,000</b>	<b>15,125</b>

Source	Funding By Source - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
GO Bonds - New (0300)	15,317	10,956	2,885	2,892	-1,416	3,500	1,000	1,000	2,125	2,500	5,000	15,125
<b>TOTALS</b>	<b>15,317</b>	<b>10,956</b>	<b>2,885</b>	<b>2,892</b>	<b>-1,416</b>	<b>3,500</b>	<b>1,000</b>	<b>1,000</b>	<b>2,125</b>	<b>2,500</b>	<b>5,000</b>	<b>15,125</b>

\*A negative balance does not indicate overspending. See introductory chapter for details.

Additional Appropriation Data	
First Appropriation FY	2001
Original 6-Year Budget Authority (\$000)	20,000
Budget Authority Thru FY 2010 (\$000)	35,067
FY 2010 Budget Authority Changes	0
Current FY 2010 Budget Authority (\$000)	35,067
Budget Authority Request for FY 2011 (\$000)	30,442
Increase (Decrease) to Total Authority (\$000)	-4,625

Estimated Operating Impact							
Expenditure (+) or Cost Reduction (-)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Year Total
No estimated operating impact							

## DB0-50311- BENNING TERRACE

**Agency:** DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)  
**Implementing Agency:** DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)  
**Project No:** 50311  
**Ward:** 7  
**Location:** 4739 ALABAMA AVENUE SE  
**Facility Name or Identifier:** BENNING TERRACE  
**Status:** New  
**Useful Life of the Project:** 30  
**Estimated Full Funding Cost:** \$0

### Description:

This project will support the redevelopment of Benning Terrace to enhance earlier DCHA capital improvements and begin a more comprehensive redevelopment of the property, with some portions of the property intended for mixed income housing and one-to-one replacement of 112 public housing units. As such, the scope of services will be predevelopment planning and site infrastructure construction.

### Justification:

This property currently provides housing to 274 of the District's low income residents. One-to-one replacement will ensure that the inventory of public housing units will remain at the same level. This development urgently needs total redevelopment. Redeveloping this site will also help incorporate the development into the neighborhood.

### Progress Assessment:

New project.

Milestone Data	Projected	Actual
Environmental Approvals	01/30/2010	
Design Start (FY)	03/30/2010	
Design Complete (FY)	11/01/2012	11/01/2012
Construction Start (FY)	12/01/2013	
Construction Complete (FY)	06/01/2016	
Closeout (FY)	09/30/2016	

### Related Projects:

DCHA's Glenncrest (HOPE VI) project is located across the street of the development. DHCD's Amber Overlook (Woodson Heights) is also located adjacent to this project.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
(03) Project Management	0	0	0	0	0	0	0	0	100	0	0	100
(04) Construction	0	0	0	0	0	0	0	0	175	0	0	175
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>275</b>

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
GO Bonds - New (0300)	0	0	0	0	0	0	0	0	275	0	0	275
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>275</b>

Additional Appropriation Data	
First Appropriation FY	2007
Original 6-Year Budget Authority (\$000)	2,000
Budget Authority Thru FY 2010 (\$000)	3,000
FY 2010 Budget Authority Changes	0
Current FY 2010 Budget Authority (\$000)	3,000
Budget Authority Request for FY 2011 (\$000)	275
Increase (Decrease) to Total Authority (\$000)	-2,725

Estimated Operating Impact							
Expenditure (+) or Cost Reduction (-)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Year Total
No estimated operating impact							

## DB0-50312- GREENLEAF GARDENS

**Agency:** DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)  
**Implementing Agency:** DEPT. OF HOUSING AND COMM. DEVELOPMENT (DB0)  
**Project No:** 50312  
**Ward:** 6  
**Location:** 201 M STREET SW  
**Facility Name or Identifier:** GREENLEAF GARDENS  
**Status:** Predesign  
**Useful Life of the Project:** 30  
**Estimated Full Funding Cost:** \$0



### Description:

In a joint venture arrangement with one or more private developers, the current 489 units at the Greenleaf Gardens development will be replaced with mixed income units both on and off site in the immediate surrounding neighborhood. The neighborhood in which this property is located has great potential for commercial, office, or retail development and thus greater opportunity for one-for-one replacement.

### Justification:

One for one replacement of 489 public housing units in a mixed income setting in order to assure retention of these affordable units for long term. This project fits into the Mayor's, DHCD's and the DC Housing Authority's priorities and plans for retaining affordable housing. This project supports the Mayor's priorities and plans for maintaining the level of affordable housing stock in the District.

### Progress Assessment:

DCHA is preparing the development scope of work for this project. The project is currently on schedule.

Milestone Data	Projected	Actual
Environmental Approvals	10/30/2009	
Design Start (FY)	11/30/2009	
Design Complete (FY)	03/30/2011	03/30/2011
Construction Start (FY)	06/30/2012	
Construction Complete (FY)	09/30/2016	
Closeout (FY)	09/30/2017	

### Related Projects:

None.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
(01) Design	0	0	0	0	0	500	0	0	0	0	0	500
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Yr Total
GO Bonds - New (0300)	0	0	0	0	0	500	0	0	0	0	0	500
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>

Additional Appropriation Data	
First Appropriation FY	2007
Original 6-Year Budget Authority (\$000)	1,500
Budget Authority Thru FY 2010 (\$000)	1,500
FY 2010 Budget Authority Changes	0
Current FY 2010 Budget Authority (\$000)	1,500
Budget Authority Request for FY 2011 (\$000)	500
Increase (Decrease) to Total Authority (\$000)	-1,000

Estimated Operating Impact							
Expenditure (+) or Cost Reduction (-)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Year Total
No estimated operating impact							